October Term 1868

Samuel Ready
Lease to David Wilson
and others one $20 & one $10.
U. S. Stamp inkd. & R. 28th October 1864

This Lease made this twenty Eighth day of October in the year one thousand eight hundred and sixty four between Samuel Ready of the City of Baltimore in the State of Maryland of the first part and David Wilson and Thornton Connellee of York County in the State of Pennsylvania and Otto Ducker of the City of Baltimore and State of Maryland of the Second part Witnesseth that the said Samuel Ready in Consideration of the rent hereinafter expressed to be paid does Lease unto the said David Wilson the said Otto Ducker and the said Thornton Connellee their executors administrators and assigns all that piece or parcel of ground situate and lying in the City of Baltimore and State of Maryland and described as follows that is to say — Beginning for the same at the Corner formed by the intersection of the North side of Fleet Street now called Canton Avenue and the West side of President Street and running thence — Westerly bounding on the North side of Fleet Street now called Canton Avenue one hundred and twenty eight feet to an Alley ten feet wide then northerly bounding on the East side of said Alley and parallel with President Street one hundred and ninety three feet to another Alley of the like width of the first then Easterly bounding on the South side of said last mentioned Alley and parallel with Fleet Street now called Canton Avenue one hundred and twenty eight feet to President Street and then Southerly bounding on the West side of President Street one hundred and ninety three feet to the place of beginning It being the same piece or parcel of ground which the said Samuel Ready obtained from Joseph P. Samson by assignment dated ninth day of March in the year one thousand eight hundred and fifty four and recorded among the Land records of Baltimore City

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in Liber E. D. No 54 folio 283 &c. and also by Deed dated sixteenth day of January in the year one thousand eight hundred and sixty three and recorded among the Land records of Baltimore City in Liber G. E. S. No 224 folio 108 &c. from John S. Gittings & Wife to the said Samuel Ready Together with all improvements thereon made Lanes Alleys ways waters privileges Easements Emoluments and advantages to the said ground belonging or in any wise appertaining To be held by the said David Wilson the said Otto Ducker and the said Thornton Connellee their Executors administrators and assigns for the term of ninety nine years beginning on the day of the date of these presents they the said David Wilson and the said Otto Ducker and the said Thornton Connellee their Executors administrators and assigns yielding and paying unto the said Samuel Ready his heirs or assigns the rent or yearly sum of Eighteen hundred dollars and that in even and quarterly instalments **accounting** from the first day of January in the — one thousand eight hundred and sixty five over and above all deductions for taxes and assessments of every kind levied or assessed or to be levied or assessed on said demised premises or the rent issuing therefrom Provided that if the said rent shall be in arrear in whole or in part at any time then it shall be lawful for the said Samuel Ready his heirs or assigns to make distress therefor and Provided also that if said rent shall be in arrear in whole or in part for sixty days then it shall be lawful for the said Samuel Ready his heirs or assigns to re-enter upon the hereby demised premises and hold the same until all arrearages of rent thereon and all Expenses incurred by reason of such nonpayment shall be fully paid and provided further that if said rent shall be arrear for one year then the said Samuel Ready his heirs or assigns may re-enter upon the premises hereby demised and hold the same as if this Lease had never been made and the said David Wilson and the said Otto